

121.A

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

876,700 / 876,700

USE VALUE:

876,700 / 876,700

ASSESSED:

876,700 / 876,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		PLEASANT ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	HAWKINS MONIQUE		
Owner 2:			
Owner 3:			

Street 1: 80 PLEASANT ST # 2 A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HAWKINS, MONIQUE -

Owner 2: -

Street 1: 80 PLEASANT ST UNIT 2

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Clapboard Exterior and 2875 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7437																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	876,700			876,700			
Total Card		0.000	876,700			876,700	Entered Lot Size		
Total Parcel		0.000	876,700			876,700	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	304.94	/Parcel: 304.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID										121.A-0005-0004.0		!14427!			
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		LAST REV	
2020	102	FV		863,300	0	.	.	863,300	863,300	Year End Roll	12/18/2019	Date		Time	
2019	102	FV		755,900	0	.	.	755,900	755,900	Year End Roll	1/3/2019	12/11/20		04:16:59	
2018	102	FV		667,900	0	.	.	667,900	667,900	Year End Roll	12/20/2017	Prior Id # 1:		Prior Id # 2:	
2017	102	FV		608,300	0	.	.	608,300	608,300	Year End Roll	1/3/2017	Prior Id # 3:		Prior Id # 1:	
2016	102	FV		608,300	0	.	.	608,300	608,300	Year End	1/4/2016	Prior Id # 2:		Prior Id # 3:	
2015	102	FV		561,700	0	.	.	561,700	561,700	Year End Roll	12/11/2014	danam		ASR Map:	
2014	102	FV		535,800	0	.	.	535,800	535,800	Year End Roll	12/16/2013	Fact Dist:		Reval Dist:	
2013	102	FV		535,800	0	.	.	535,800	535,800		12/13/2012	Year:		LandReason:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	
CONST JOHNSON		30492-515		8/2/1999		320,000	No	No	4			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/13/2017	50	Insulate	2,000	C					7/26/2018	Measured	DGM	D Mann
									11/13/2000	Hearing N/C	264	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv	2	Rating: Good		A Bath:	Rating:			BK:13832 PG:507 CONVERTED TO CONDO'S 1999 643-0253.									
Sty Ht: 2H - 2 & 1/2 Sty				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 2 - Clapboard				OthrFix:	Rating:												
Sec Wall:	%			OTHER FEATURES													
Roof Struct: 1 - Gable				Kits: 1	Rating: Good												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color:				Frl: 1	Rating: Good												
View / Desir: N - NONE				WSFlue:	Rating:												
GENERAL INFORMATION				CONDOS INFORMATION													
Grade: B - Good				Location:													
Year Blt: 1800	Eff Yr Blt:			Total Units:													
Alt LUC:		Alt %:		Floor:													
Jurisdict:		Fact:	.	% Own:													
Const Mod:				Name:													
Lump Sum Adj:				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%											
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:	%			Total:	18.6	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	295.00												
Bsmnt Gar:				Size Adj.: 1.01521730													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 299.459													
Int vs Ext: S				Other Features: 91758													
Heat Fuel: 1 - Oil				Grade Factor: 1.33													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.85000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 1077031													
% Com Wall	% Sprinkled:			Depreciation: 200328													
				Deprecated Total: 876703													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0005-0004.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			